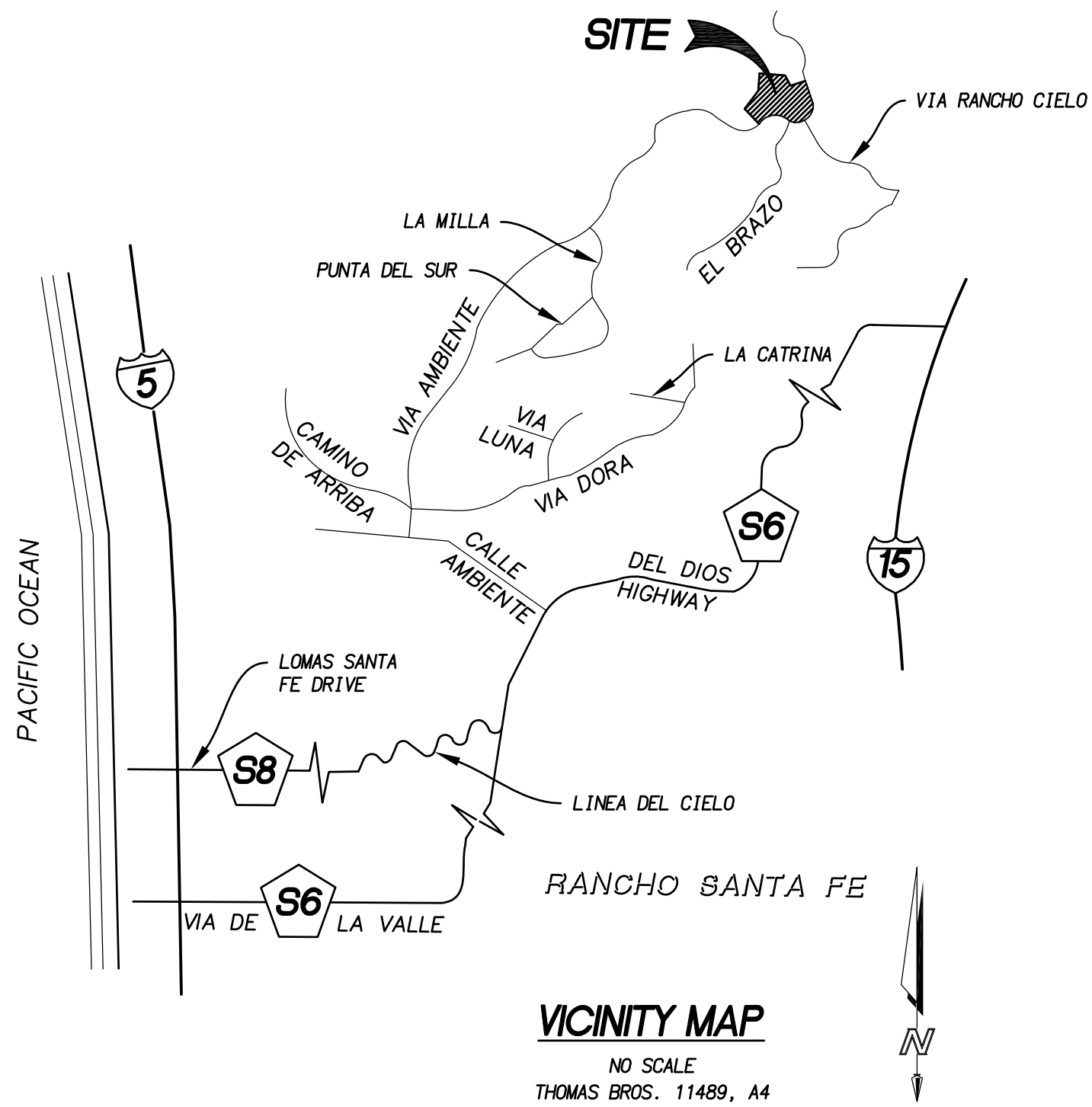
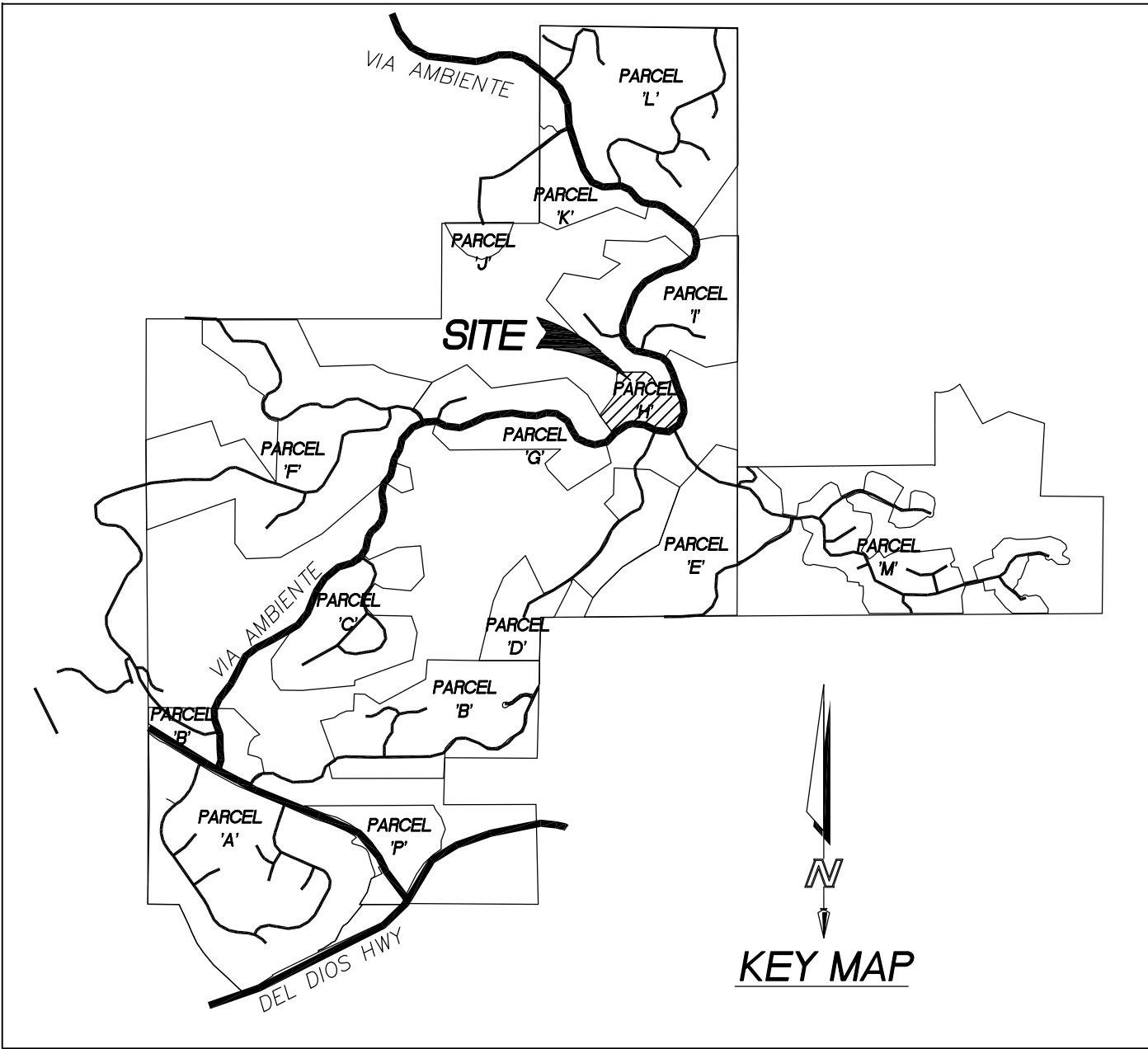


PRELIMINARY GRADING PLAN FOR
COUNTY OF SAN DIEGO TRACT MAP 5441RPL³
RANCHO CIELO PARCEL "H"



PARK LAND DEDICATION STATEMENT

SEE AMENDED SPECIFIC PLAN FOR RANCHO CIELO PARK LAND DEDICATIONS.

SPECIAL ASSESSMENT ACT STATEMENT

NO REQUEST WILL BE MADE

SOLAR ACCESS NOTE

THE LOT WITHIN THIS SUBDIVISION HAS A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

LEGEND

ITEMS	SYMBOL
TRACT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
CUT/FILL SLOPE 1.5: 1 OR AS NOTED	--- 1.5: 1 ---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
DAYLIGHT LINE	---
BRUSH MANAGEMENT LINE	---
LOT NUMBER	1
UNIT NUMBER	1119
PAD ELEVATION	PAD 1119
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN (PVT.)	---
PROPOSED SEWER MAIN (PVT.)	---
PROPOSED WATER MAIN (PVT.)	---
PROPOSED FIRE HYDRANT ASSEMBLY	---
EXISTING FIRE HYDRANT ASSEMBLY	---
EXISTING CONCRETE BROW DITCH	---
PROPOSED CONCRETE BROW DITCH	---
INDICATES DIRECTION OF FLOW	---
RETAINING WALL	---
OPEN SPACE FENCING	---
INDICATES TOP OF WALL ELEVATION	---
INDICATES FINISHED GROUND ELEVATION	---
INDICATES TOP OF BERM ELEVATION	---
INDICATES PAVEMENT ELEVATION	---
INDICATES FINISH GRADE ELEVATION	---
INDICATES FLOW LINE ELEVATION	---

NOTE:
SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16,
DS-20A AND DS-20B APPLY TO THIS PROJECT.

ZONING INFORMATION			
APN	264-410-02	EXISTING	PROPOSED
USE REGULATIONS		RV-3	RV-3
NEIGHBORHOOD REGULATIONS		A	A
DEVELOPMENT REGULATIONS	DENSITY	3	3
	LOT SIZE	-	-
	BUILDING TYPE	L	L
	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
	HEIGHT	P	H
	LOT COVERAGE	-	60%
	SETBACK	V	V
SPECIAL AREA REGULATIONS	OPEN SPACE	A	A
		P	D

LOT AREA

LOT NO.	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	628,048	14.42	628,048	14.42

OPEN SPACE AREA

EXISTING O.S. AREA (SF)	EXISTING O.S. AREA (AC)	*PROPOSED O.S. AREA (SF)	*PROPOSED O.S. AREA (AC)
232,321	5.36	232,321	5.36

* BRUSH MANAGEMENT ZONE "B" CAN OCCUR WITHIN OPEN SPACE AREA

ENGINEER OF WORK

FUSCOE ENGINEERING - SAN DIEGO, INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(858)554-1500

ROBERT A. CHASE RCE 41903 DATE

GENERAL NOTES

- TOTAL GROSS AREA: 14.418 ACRES NET AREA: 14.418 ACRES
- TOTAL NUMBER OF LOTS: 1 LOT
LOT 1 - RESIDENTIAL, PORTION OF LOT 1 - OPEN SPACE
- TOTAL NUMBER OF DWELLING UNITS: 31
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS, FLOWN 10-23-98. (CONTOURS SHOWN ON PLAN ARE 2 FOOT INTERVAL)
- LAMBERT COORDINATES: 322-1719
- ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES; DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
- GENERAL PLAN REGIONAL CATEGORY: EDA
- GENERAL PLAN LAND USE DESIGNATION: 21
- COMMUNITY PLAN: SAN DIEGUITO
- PROPOSED LAND USE: 31 CONDOMINIUM UNITS
- PROPOSED TAX RATE AREA: 74180

LEGAL DESCRIPTION

LOT 203 OF COUNTY OF SAN DIEGO TRACT NO. 4229-4, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12905, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 18, 1991.

ASSESSOR'S PARCEL NO.'S	EXISTING ZONE	PROPOSED ZONE
264-410-02	RV-3	RV-3

PUBLIC UTILITIES/DISTRICTS:

SEWER	OLIVENHAIN MUNICIPAL WATER DISTRICT
WATER	OLIVENHAIN MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	PACIFIC TELEPHONE
GAS AND ELECTRIC	SD&E
CABLE T.V.	COX CABLE
POLICE	COUNTY SHERIFF
FIRE	RANCHO SANTA FE FIRE PROTECTION DISTRICT
SCHOOL	ESCONDIDO UNION SCHOOL DISTRICT (ELEMENTARY, JR. HIGH, AND HIGH SCHOOL)

CONDOMINIUM NOTE

LOT 1 OF THIS PRELIMINARY GRADING PLAN IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS 31.

GRADING PLAN NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

GRADING QUANTITIES

CUT	78,500 C.Y.
FILL	88,000 C.Y.

IMPORT: 9,500 C.Y.

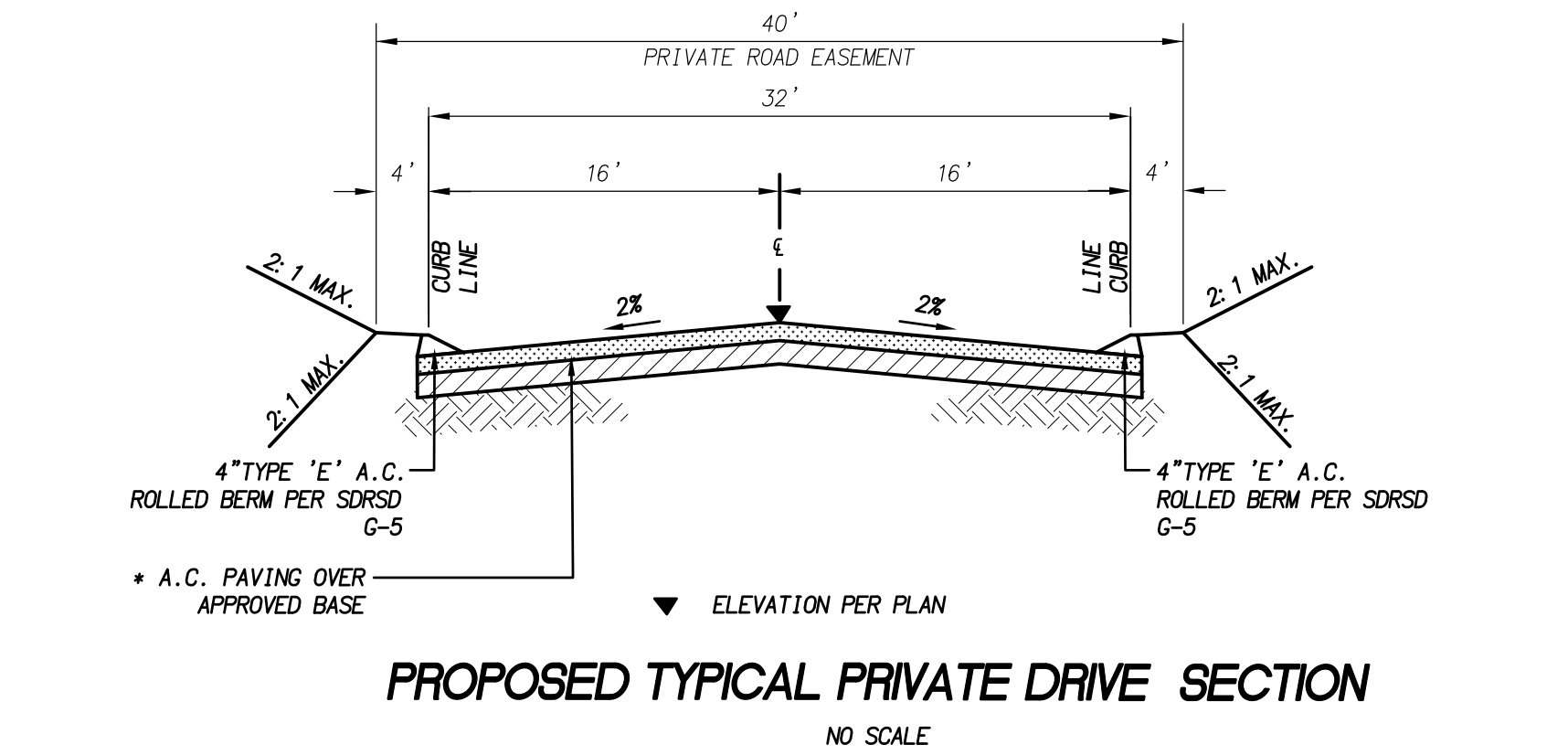
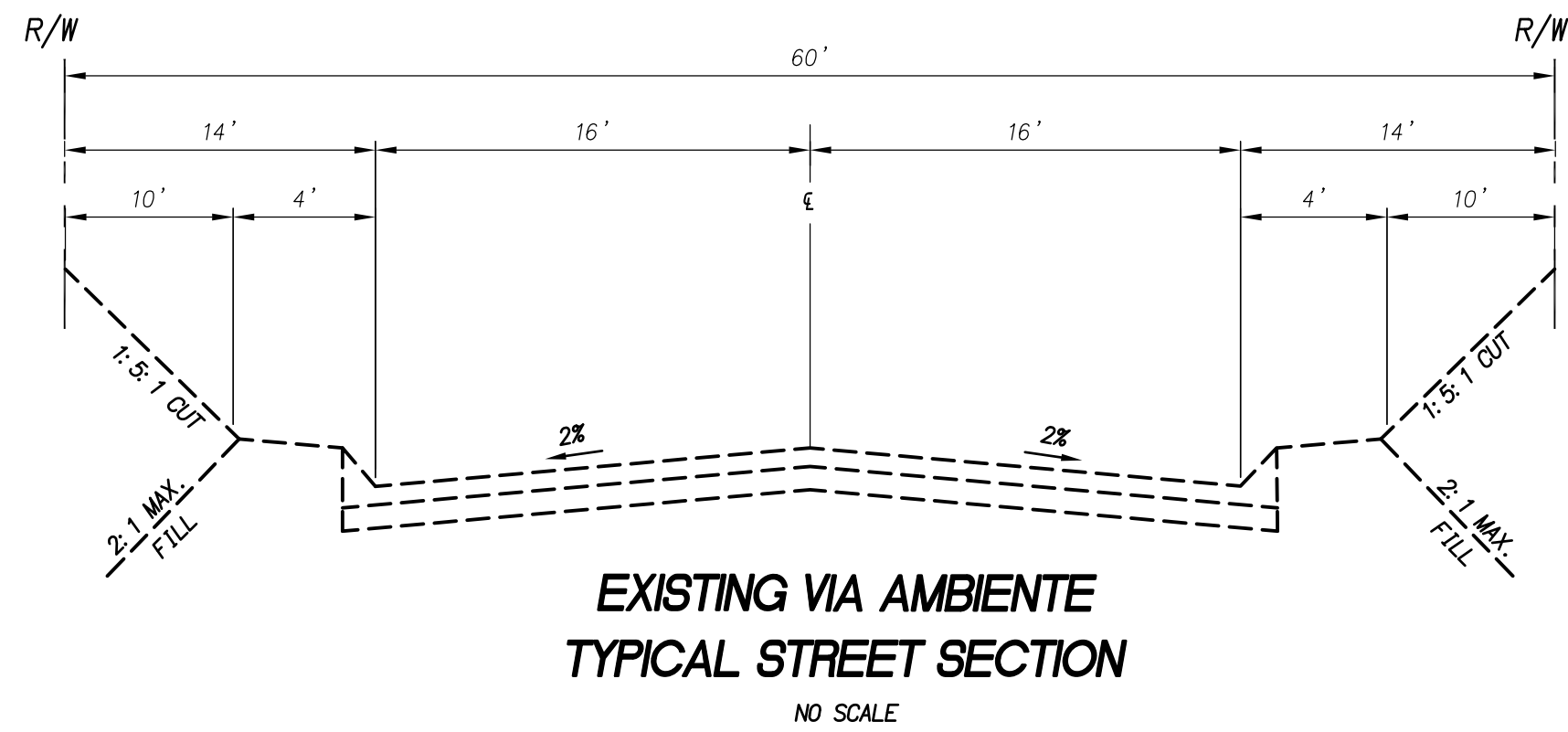
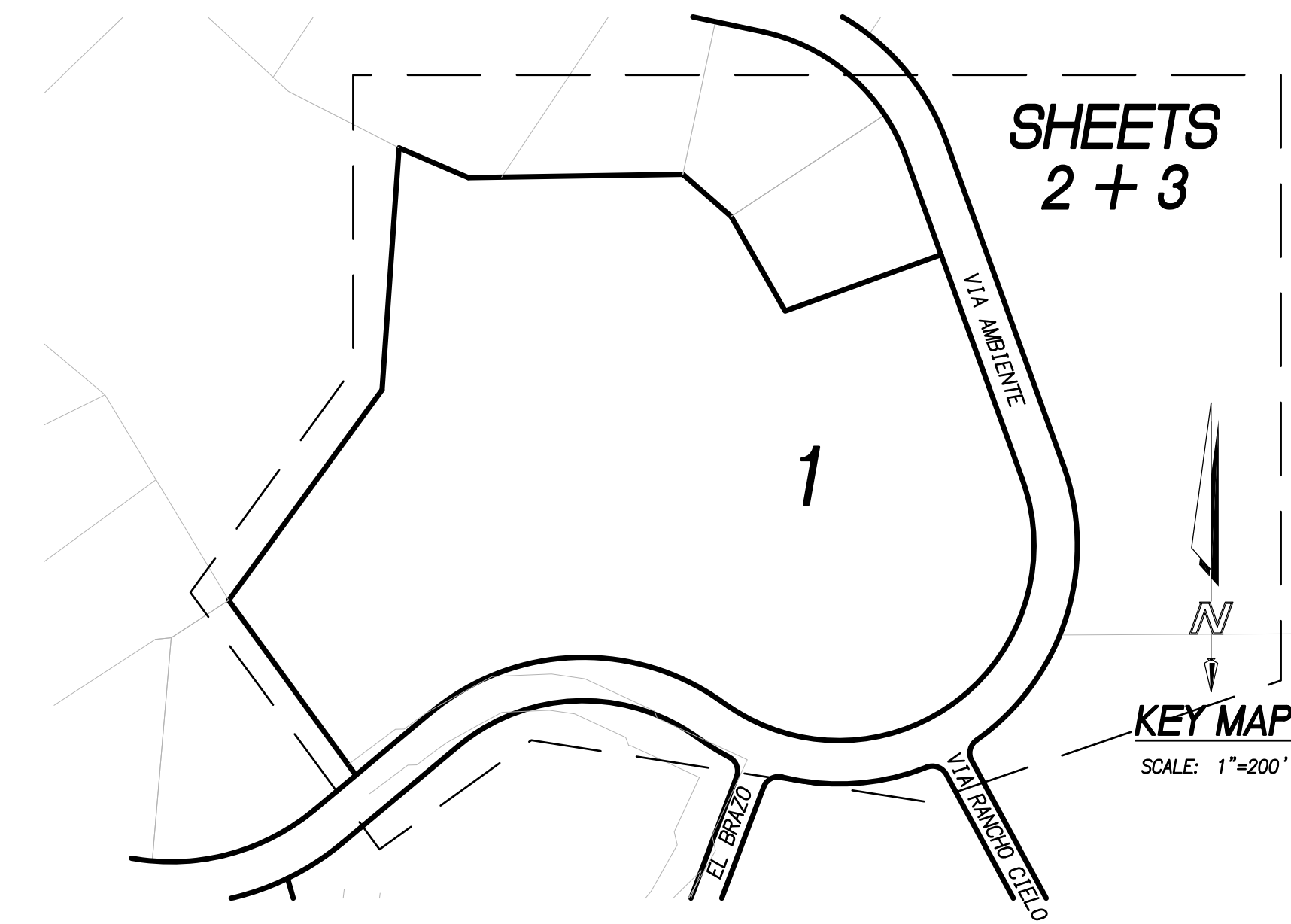
OWNER / SUBDIVIDER

OWNER'S CERTIFICATE (OWNER AND SUBDIVIDER):
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP.

RANCHO CIELO ESTATES, LTD.
PO BOX 2303
RANCHO SANTA FE, CA 92067
TEL: (858) 756-5667

DENSITY CALCULATION

PROPOSED DENSITY = 31 DU/ 14.418 AC = 2.2 DU/ AC
ALLOWABLE DENSITY = 3.0 DU/AC



NO. DATE REVISION

FUSCOE ENGINEERING

6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com

PRELIMINARY GRADING PLAN FOR
COUNTY OF SAN DIEGO TRACT MAP 5441RPL³

(BIOLOGICAL RESOURCES)
A. TEMPORARY FENCING: [DPLU, PCC] [DPW, PDCI] [PC] [DPLU, FEE]. **Intent:** In order to prevent inadvertent disturbance to biological open space, temporary construction fencing shall be installed. **Description of Requirement:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the DPLU, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **Documentation:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [DPLU, PCC] for approval. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **Monitoring:** The [DPLU, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant."

B. "RESOURCE AVOIDANCE: [DPLU, PCC] [DPW, PDCI] DPLU, FEE X 2]. **Intent:** In order to avoid impacts to coastal sage scrub and California gnatcatcher, which is a sensitive biological resource pursuant to Biological Mitigation Ordinance (BMO), a Resource Avoidance Area (RAA), shall be implemented on all plans. **Description of Requirement:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of coastal sage scrub habitat during the breeding season of the California gnatcatcher within the Resource Avoidance Area (RAA) as indicated on these plans. The breeding season is defined as occurring between March 1 and August 15. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no California gnatcatchers are present in the vicinity of the brushing, clearing or grading. **Documentation:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **Timing:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **Monitoring:** The [DPLU, PCC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter."

(PALEONTOLOGICAL RESOURCES)
C. PALEONTOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X 2] **Intent:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to TM 5441, a Paleontological Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The County approved Project Paleontologist, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological](#)

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5441, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Paleontologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

- If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the [DPLU, PCC] stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.
- If Paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

Documentation: The applicant shall submit the letter report to the [DPLU, PCC] for review and approval. **Timing:** Upon completion of all grading activities, and prior to Rough Grading final inspection ([Grading Ordinance Sec. 87.421 a,2](#)) the letter report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

(CULTURAL RESOURCES)

I. ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. **Intent:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TM 5441 and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare one of the following reports upon completion of the grading activities that require monitoring:

- If no archaeological resources are encountered during grading, then submit a final Negative Monitoring Report substantiating that grading activities are completed and no cultural resources were encountered. Monitoring logs showing the date and time that the monitor was on site must be included in the Negative Monitoring Report.
- If archaeological resources were encountered during grading, the Project Archaeologist shall provide a Monitoring Report stating that the field grading monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation phase of the monitoring.

Documentation: The applicant shall submit the Monitoring report to the [DPLU, PCC] for review and approval. **Timing:** Upon completion of all grading activities, and prior to Rough Grading final inspection ([Grading Ordinance Sec. 87.421 a,2](#)), the report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

FINAL GRADING RELEASE: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

(BIOLOGICAL RESOURCES)

J. OPEN SPACE SIGNAGE & FENCING: [DPLU, PCC] [DPW, PDCI] [FG, UO] [DPLU, FEE]. **Intent:** In order to comply with Conditions 8 and 9 pursuant to the adopted Mitigation

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Resources Documentation: The applicant shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **Monitoring:** The [DPW, PDCI] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Paleontological Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

(CULTURAL RESOURCES)

D. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X 2] **Intent:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to TM 5441, a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The County approved Project Archaeologist, Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **Documentation:** The applicant shall have the contracted Project Archeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **Monitoring:** The [DPW, PDCI] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist.

DURING CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction).

(NOISE)

E. TEMPORARY NOISE IMPACTS: [DPLU, PCC] [DPW, PDCI] [DPLU, FEE]. **Intent:** In order to comply with the [County of San Diego Noise Ordinance 36.409](#), the following noise attenuation measures shall be implemented to reduce the sound level generated from rock crushing equipment operations. **Description of Requirement:** The rock crushing operations shall be located at a fixed location on the eastern edge of TM5441 for compliance with this condition. The mitigation is designed and placed to reduce rock crushing noise that potentially would affect the adjacent residential uses. The rock crushing operation details and location are shown on Figure 2 and Section 5.1 Construction within the Noise Report prepared by Kimley-Horn dated June 12, 2008. The rock crusher and rock crushing operations shall remain at this fixed location during the grading and rock crushign activity phases. The noise report is on file with the Department of Planning and Land Use as called Tentative Map 5441. **Documentation:** The applicant shall maintain the rock crushing location as indicated above until all rock crushing activities have been completed. The applicant shall submit a signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the rock crusher is located at the eastern edge of TM5441 pursuant to the approved grading plan to the [DPLU, PCC] for review and approval. The applicant is responsible for implementing any further mitigation to remain in compliance with this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPLU, PCC] shall review the a signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the rock crusher is located on the eastern edge of TM5441 pursuant to the approved grading plan for compliance with this condition. If an alternative methods, or reduced equipment proposal is provided, [DPLU, PCC] shall review the new mitigation for

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Monitoring and Reporting Program (MMRP), the fencing and signage shall be installed. **Description of Requirement:** The permanent fences or walls, and open space signs shall be placed along the open space boundary as shown on these plans and the Approved Conceptual Grading and Development Plan for TM 5441.

- Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed. The fencing shall consist of split-rail or three-strand wire.
- The signs must be corrosion resistant, a minimum of 6' x 9' in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Department of Planning and Land Use
Reference: (TM5441 & ER66-06-0268)

Documentation: The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [DPLU, PCC]. **Timing:** Prior to the occupancy of any structure, and prior to Final Grading Release (Grading Ordinance Sec. 87.421 a,3) the fencing and signage shall be installed. **Monitoring:** The [DPLU, PCC] shall review the photos and statement for compliance with this condition.

K. EASEMENT AVOIDANCE: [DPLU, PCC] [DPW, PDCI] [DPLU, FEE]. **Intent:** In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. **Description of Requirement:** The easement indicated on this plan is for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than an open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. **Documentation:** The applicant shall provide a letter statement to the [DPLU, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **Timing:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **Monitoring:** The [DPW, PDCI] shall not allow any grading, clearing or encroachment into the open space easement.

(PALEONTOLOGICAL RESOURCES)

L. PALEONTOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. **Intent:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TM 5441, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Paleontologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

compliance with this condition. The [DPW, PDCI] shall ensure that the noise mitigation barriers remain in place as indicated on this plan.

(PALEONTOLOGICAL RESOURCES)

F. PALEONTOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X 2] **Intent:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to TM 5441, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading:

- If paleontological resources are encountered during grading/excavation, the following shall be completed:
 - The Qualified Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.
 - The Qualified Monitor shall immediately contact the Qualified Paleontologist.
 - The Qualified Paleontologist shall contact the County's Permit Compliance Coordinator immediately.
 - The Qualified Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading/excavation shall resume."

b. If the paleontological resource is significant or potentially significant, the Qualified Paleontologist or Qualified Paleontological Resources Monitor, under the supervision of the Qualified Paleontologist, shall complete the following tasks in the field:

- Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;
- Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and
- Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the Project Paleontologist or applicant fails to comply with this condition.

(CULTURAL RESOURCES)

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a. If paleontological resources were discovered, the Following tasks shall be completed by or under the supervision of the Project Paleontologist:

- Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;
- Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database;
- Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources and identifying which accredited institution has agreed to accept the curated fossils. Submit TWO hard copies of the final Paleontological Resources Mitigation Report to the Director of DPLU for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on a CD. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.
- Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of DPLU verifying that the curated fossils from the project site have been received by the institution."

b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.

Documentation: The applicant shall submit the letter report to the [DPLU, PCC] for review and approval. **Timing:** Prior to the occupancy of any structure or use of the premises in reliance of TM 5441, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421 a,3](#)), the final report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

(CULTURAL RESOURCES)

M. ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. **Intent:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TM 5441, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during grading. The report shall include the following:

- Department of Parks and Recreation Primary and Archaeological Site forms.
- Daily Monitoring Logs
- Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other

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G. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [DPLU, FEE X 2] **Intent:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to TM 5441, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources](#), a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:

a. "During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist."

b. "In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the DPLU Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the DPLU Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods."

c. "If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the DPLU Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains."

d. "The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction."

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the Project Archeologist or applicant fails to comply with this condition.

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

(PALEONTOLOGICAL RESOURCES)

H. PALEONTOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. **Intent:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TM

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archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

Documentation: The applicant shall submit the report to the [DPLU, PCC] for review and approval. **Timing:** Prior to the occupancy of any structure or use of the premises in reliance of TM 5441, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421 a,3](#)), the final report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

M. AIR QUALITY: [DPW, PDCI]. **Intent:** To mitigate for potential air quality effects that may be caused by grading activities during construction. **Description of Requirement:** The project shall comply with the following Air Quality measures:

- All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least 2 feet of freeboard or cover loads of all haul/dump trucks securely (unnumbered design measure).
- Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction areas, between dozer/scrapper passes, within the project limits.
- Grading is to be terminated in winds exceed 25 mph.
- Sweepers and water trucks shall be used to control dust and debris at public street access points.
- Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures.
- Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- All unpaved construction areas shall be sprinkled with water or other acceptable San Diego Air Pollution Control District (SDAPCD) dust control agents at least three times daily and during dust-generating activities to reduce dust emissions. Additional watering or acceptable SDAPCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.
- Soil stabilizers shall be applied to inactive areas.
- On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
- Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible to reduce dust.
- Reduction of idling times for construction equipment shall occur, during grading and construction activities.
- Project construction and grading vehicles shall use low-sulfur fuels, as required by the California Air Resources Board (CARB).

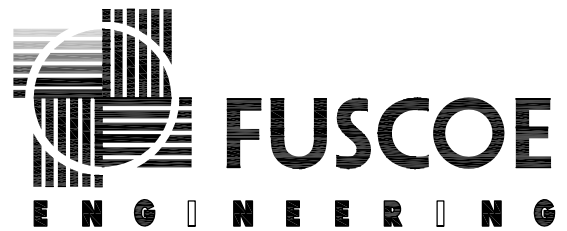
Documentation: The applicant shall comply with the Air Quality requirements of this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

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ENGINEER OF WORK

FUSCOE ENGINEERING • SAN DIEGO, INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CA 92122
(658)554-1500

ROBERT A. CHASE RCE 41903 DATE



6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com

RANCHO CIELO PARCEL "H"

EXISTING CONDITIONS W/ PROPOSED LOTTING

DATA TABLE

L1 N55°23'25"W 15.90'

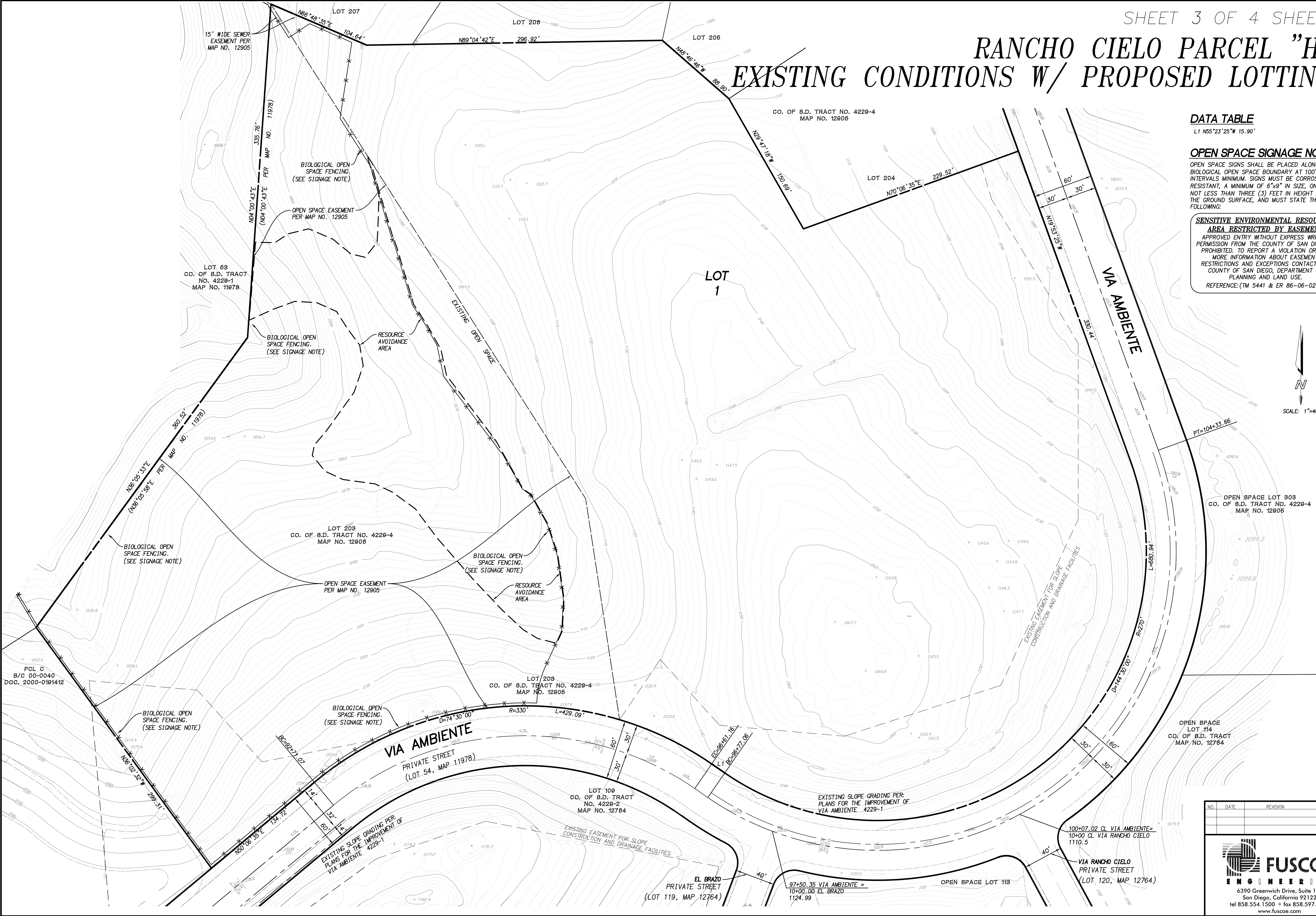
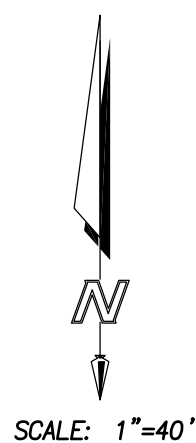
OPEN SPACE SIGNAGE NOTES

OPEN SPACE SIGNS SHALL BE PLACED ALONG THE BIOLOGICAL OPEN SPACE BOUNDARY AT 100' INTERVALS MINIMUM. SIGNS MUST BE CORROSION RESISTANT, A MINIMUM OF 6"x9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES

AREA RESTRICTED BY EASEMENT

APPROVED ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE. REFERENCE: (TM 5441 & ER 86-06-026B)



NO.	DATE	REVISION

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6390 Greenwich Drive, Suite 170
San Diego, California 92122
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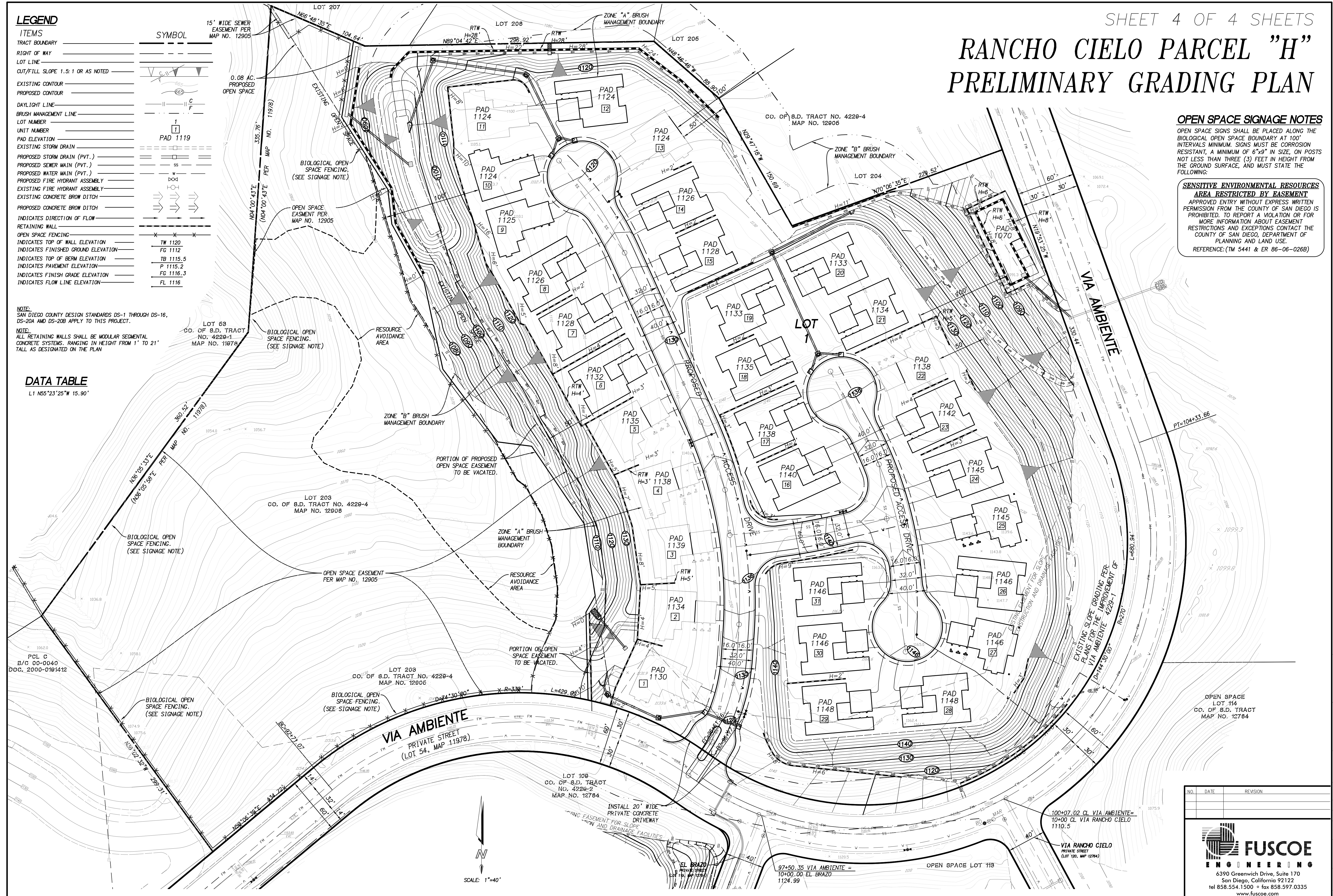
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COUNTY OF SAN DIEGO, DEPARTMENT OF
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REFERENCE: (TM 5441 & ER 86-06-026B)


ITEMS	
TRACT BOUNDARY _____	
RIGHT OF WAY _____	
LOT LINE _____	
CUT/FILL SLOPE 1.5:1 OR AS NOTED _____	
EXISTING CONTOUR _____	
PROPOSED CONTOUR _____	
DAYLIGHT LINE _____	
BRUSH MANAGEMENT LINE _____	
LOT NUMBER _____	
UNIT NUMBER _____	
PAD ELEVATION _____	PAD 1119
EXISTING STORM DRAIN _____	
PROPOSED STORM DRAIN (P.V.T.) _____	
PROPOSED SEWER MAIN (P.V.T.) _____	
PROPOSED WATER MAIN (P.V.T.) _____	
PROPOSED FIRE HYDRANT ASSEMBLY _____	
EXISTING FIRE HYDRANT ASSEMBLY _____	
EXISTING CONCRETE BROW DITCH _____	
PROPOSED CONCRETE BROW DITCH _____	
INDICATES DIRECTION OF FLOW _____	
RETAINING WALL _____	
OPEN SPACE FENCING _____	
INDICATES TOP OF WALL ELEVATION _____	TW 1120
INDICATES FINISHED GROUND ELEVATION _____	FG 1112
INDICATES TOP OF BERM ELEVATION _____	TB 1115.5
INDICATES PAVEMENT ELEVATION _____	P 1115.2
INDICATES FINISH GRADE ELEVATION _____	FG 1116.3
INDICATES FLOW LINE ELEVATION _____	FL 1116

NOTE:
ALL RETAINING WALLS SHALL BE MODULAR SEGMENTAL
CONCRETE SYSTEMS, RANGING IN HEIGHT FROM 1' TO 21'
TALL AS DESIGNATED ON THE PLAN

L1 N55°23'25"W 15.90'



NO.	DATE	REVISION



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www.fuscoec.com